018.0	0007	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,093,100 / 1,093,100
					USE VALUE:	1,093,100 / 1,093,100
					ASSESSED:	1,093,100 / 1,093,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUSSELL CHRISTIAN H & KIRBY
Owner 2:	
Owner 3:	
Street 1:	47 SPY POND PKWY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GALVIN MARIMAR -
Owner 2:	-
Street 1:	47 SPY POND PKWY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,260 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1949, having primarily Wood Shingle Exterior and 2631 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7260.000	551,000		542,100	1,093,100
Total Card	0.167	551,000		542,100	1,093,100
Total Parcel	0.167	551,000		542,100	1,093,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.47 | /Parcel: 415.4

Legal Description

User Acct

13201

GIS Ref

GIS Ref

Insp Date

05/08/09

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 018.0-0007-0005.0

!1568!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	513,600	0	7,260.	542,100	1,055,700	1,055,700	Year End Roll	12/18/2019
2019	101	FV	278,500	0	7,260.	701,600	980,100	980,100	Year End Roll	1/3/2019
2018	101	FV	278,500	0	7,260.	446,500	725,000	725,000	Year End Roll	12/20/2017
2017	101	FV	278,500	0	7,260.	408,200	686,700	686,700	Year End Roll	1/3/2017
2016	101	FV	278,500	0	7,260.	331,700	610,200	610,200	Year End	1/4/2016
2015	101	FV	267,300	0	7,260.	331,700	599,000	599,000	Year End Roll	12/11/2014
2014	101	FV	267,300	0	7,260.	302,300	569,600	569,600	Year End Roll	12/16/2013
2013	101	FV	267,300	0	7,260.	287,600	554,900	554,900		12/13/2012

PRINT

Date	Time
12/10/20	17:08:52

LAST REV

Date	Time
10/21/20	10:17:19

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1568

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALVIN MARIMAR,	1550-16		9/30/2019		1,275,000	No	No		
TIERNEY JOHN P	1204-180		5/12/1999		349,000	No	No		
LOWDER GEORGE E	1178-12		9/30/1997		270,000	No	No		Y

USER DEFINED

Prior Id # 1:	13201
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/8/2001	839	Att. Gar	18,000	O				REBUILD GARAGE/ROO
6/9/1999	437	Addition	25,000					ADDITION TO L/R SI

ACTIVITY INFORMATION

Date	Result	By	Name
1/6/2020	SQ Returned	MM	Mary M
5/8/2009	Measured	372	PATRIOT
5/2/2002	Permit Visit	PM	Peter M
10/5/1999	Meas/Inspect	243	PATRIOT
8/24/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7260		Sq. Ft.	Site		0	85.	0.88	2									542,129						542,100	

Total AC/HA: 0.16667 | Total SF/SM: 7260 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 542,129 | Spl Credit | Total: 542,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.10278130
Const Adj.:	1.04989493
Adj $ / SQ:	156.304
Other Features:	98423
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	617210
Depreciation:	66659
Depreciated Total:	550552

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

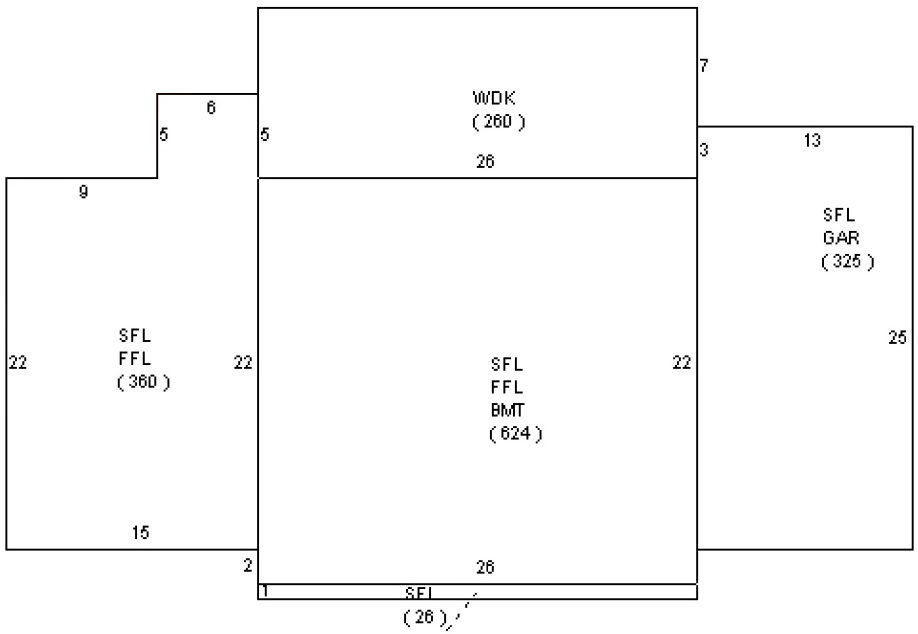
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	
Ind.Val			
Juris. Factor:		Before Depr:	189.13
Special Features:	400	Val/Su Net:	156.18
Final Total:	551000	Val/Su SzAd	237.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,335	156.300	208,665
FFL	First Floor	984	156.300	153,803
BMT	Basement	624	62.130	38,770
GAR	Garage	325	23.820	7,743
WDK	Deck	260	10.340	2,688

Net Sketched Area:	3,528			Total:	411,669
Size Ad	2319	Gross Are	3528	FinArea	2631

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0007-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
96	Whirl Pool	D	S	1	1	A	AV	1999	500.00	T	16	101			400			400

More:	N	Total Yard Items:		Total Special Featues:	400	Total:	400